



**Harper
Macleod LLP**
Estate Agents & Solicitors



Burnbank Burnside Road, Garmouth, IV32 7NY

Offers over £345,000

Burnbank is a detached four bedroom house with adjoining two bedroom annex which could easily be separated into a self contained apartment. Situated in a secluded setting between the villages of Garmouth & Kingston on Spey, this property is a peaceful haven & on the doorstep of many lovely countryside walks & Kingston Beach. The property further benefits from oil central heating, double glazing, substantial garden, garage & workshop.

Harper Macleod LLP, Phoenix House 1 Wards Road, Elgin, Moray, IV30 1QL

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FRONT VESTIBULE

Entrance door glazed on two sides with sliding door into the sitting room; wood effect flooring; ceiling light fitting.

SITTING ROOM

18'0" x 13'5" (5.50m x 4.10m)

Large picture window to rear; feature fireplace with multi-fuel stove; solid Oak flooring; ceiling light fitting; sliding doors into the entrance vestibule.

DINING KITCHEN

20'0" x 15'8" (6.10m x 4.80m)

Windows to either side; fitted kitchen in cream; Esse solid-fuel burning range; built-in electric oven; hob & hood; integrated dishwasher; slate flooring; inset ceiling spotlights; built-in storage cupboard; plumbing and space for washing machine.

LOUNGE

15'5" x 13'5" (4.70m x 4.10m)

Window to rear; two built-in cupboards; open fire; fitted carpet; ceiling light fitting.

HALLWAY

12'7" x 9'8" (3.84m x 2.96m)

Wood effect flooring; ceiling light fitting; skylight.

REAR VESTIBULE

Door to rear garden; built-in cupboard; slate floor; ceiling light fitting.

BEDROOM 3

16'8" x 13'6" (5.10m x 4.13m)

Window to front; fitted bedroom furniture; fitted carpet; ceiling light fitting.

BATHROOM

13'9" x 8'6" (4.20m x 2.60m)

Window to front; WC; sink; free standing bath; recessed shower cubicle with electric shower; built-in cupboard; tile flooring; wall light fittings.

STAIRCASE AND LANDING

Wooden staircase and landing; sky light window; wooden floor.

BEDROOM 1

13'5" x 10'5" (4.10m x 3.20m)

Dormer window to rear; spacious eves storage; fitted carpet; ceiling light fitting.

EN-SUITE SHOWER ROOM

8'6" x 3'3" (2.60m x 1.00m)

Internal room; sink & WC & shower cubicle with electric shower; vinyl flooring; wall light fitting.

BEDROOM 2

12'9" x 11'5" (3.91m x 3.50m)

Dormer window to rear; fire surround; fitted carpet; ceiling light fitting.

BEDROOM 4

9'4" x 6'2" (2.86m x 1.90m)

Velux window to front; wood effect flooring; wall light fitting.

ANNEX

LOUNGE

14'5" x 9'2" (4.40m x 2.80m)

Full length windows & French doors to the rear garden. Wood effect flooring ceiling light fitting.

SHOWER ROOM

5'10" x 5'2" (1.80m x 1.60m)

Internal room; sink; WC & recessed shower cubicle; ceramic tile flooring; ceiling light fitting.

STAIRCASE & LANDING

Wood effect flooring.

BEDROOM 1

14'5" x 9'10" (4.40m x 3.00m)

Picture window to rear; wood effect flooring; ceiling light fitting.

BEDROOM 2

13'5" x 9'10" (4.10m x 3.00m)

Window to front; wood effect flooring; ceiling light fitting.

WORKSHOP

Double entrance doors; power & light.

GARAGE

Up & over door; light.

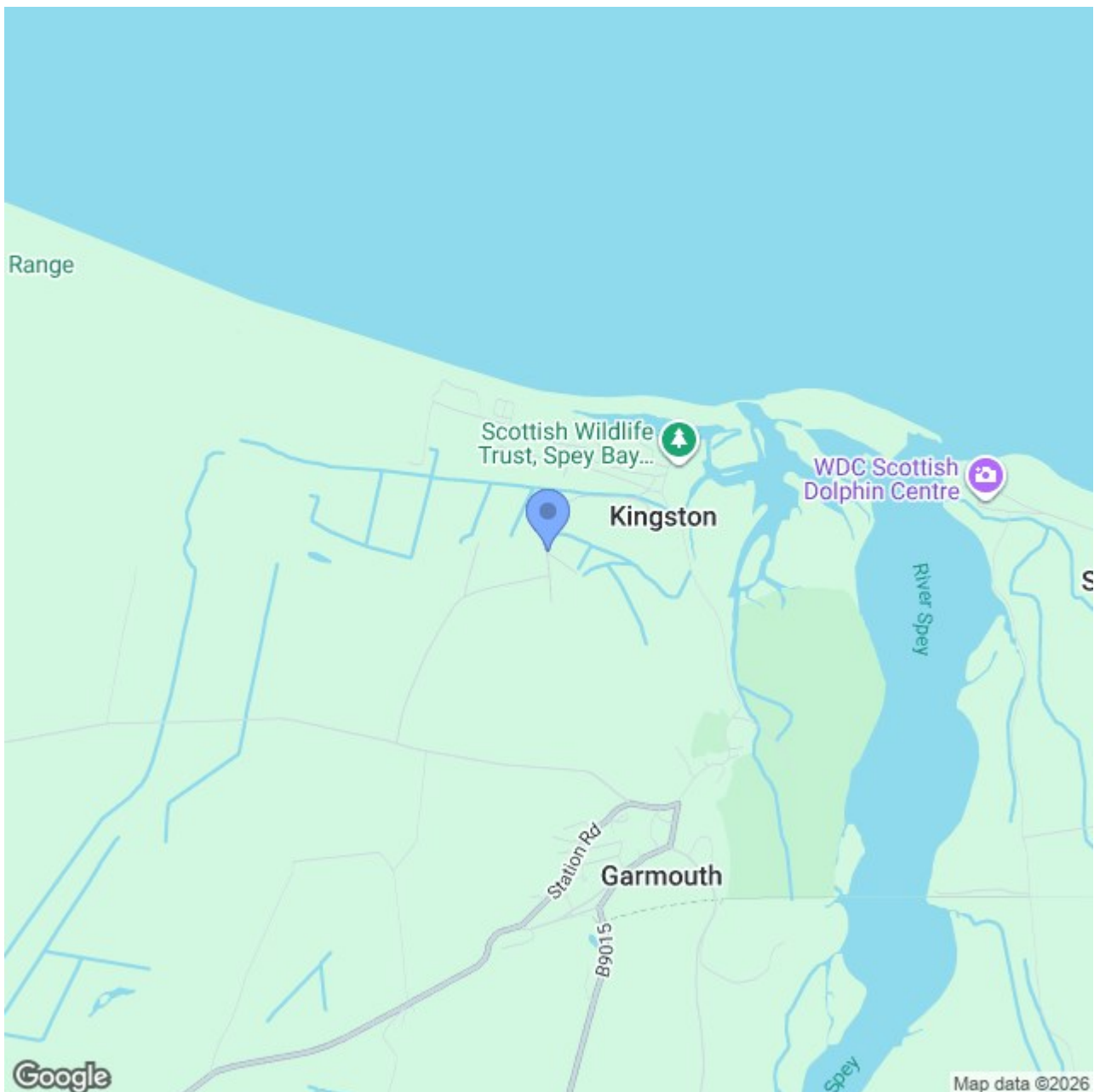
OUTSIDE

The property is set in a substantial South facing garden with mature fruit trees & bushes, raised beds ideal for vegetable planting and looks over fields at the back.

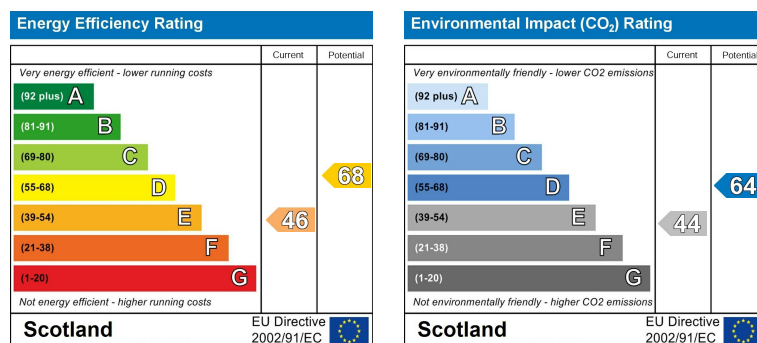
NOTES

Included in the asking price: all carpets & fitted floor coverings; all light fittings; all bathroom, shower room & en-suite fittings; the oven; hob & hood, Esse solid-fuel burning range, integrated dishwasher, fridge/freezer and Bosch washing machine in the kitchen and the large timber potting shed, secure metal shed, and greenhouse in the garden.

Area Map



Energy Efficiency Graph



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